
MICHAEL TUCK
ESTATE & LETTING AGENTS
31 Mandara Grove, Abbeydale – GL4 5XT
Gloucester
Guide Price £270,000

31 Mandara Grove

Abbeydale, Gloucester

Situated in the sought-after area of Abbeydale, Gloucester, this VERY WELL-MAINTAINED THREE-BEDROOM SEMI-DETACHED HOME offers spacious and well-proportioned accommodation, a BEAUTIFULLY LANDSCAPED REAR GARDEN and EXCELLENT OFF-ROAD PARKING. Ideally positioned in a QUIET RESIDENTIAL LOCATION, yet conveniently placed for a RANGE OF LOCAL AMENITIES and EXCELLENT TRANSPORT LINKS, this property would make an ideal home for a variety of buyers.

Upon entering the property, you are welcomed into a GENEROUSLY PROPORTIONED LOUNGE/DINER, which extends from the front to the rear of the house, creating a wonderful sense of space and providing an ideal setting for both everyday family living and entertaining. To the rear, double patio doors open directly onto the beautifully maintained garden.

The SEPARATE KITCHEN is well appointed and benefits from its own external access, offering both practicality and convenience.

Upstairs, the property continues to impress with THREE WELL-PROPORTIONED BEDROOMS, two of which are comfortable doubles, together with a MODERN FAMILY BATHROOM. A particularly useful feature is the good-sized storage cupboard located just off the landing, providing valuable additional storage space.

Externally, the rear garden is a real highlight, having been thoughtfully landscaped and exceptionally well maintained. Fully enclosed, it provides a lovely space to relax and enjoy the outdoors, with the added benefit of convenient side access. To the front, the property benefits from a driveway









Hallway

Living/Dining Room
19' 11" x 9' 4" (6.07m x 2.85m)

Kitchen
9' 7" x 5' 8" (2.92m x 1.73m)

Landing

Bedroom 1
10' 3" x 9' 9" (3.12m x 2.97m)

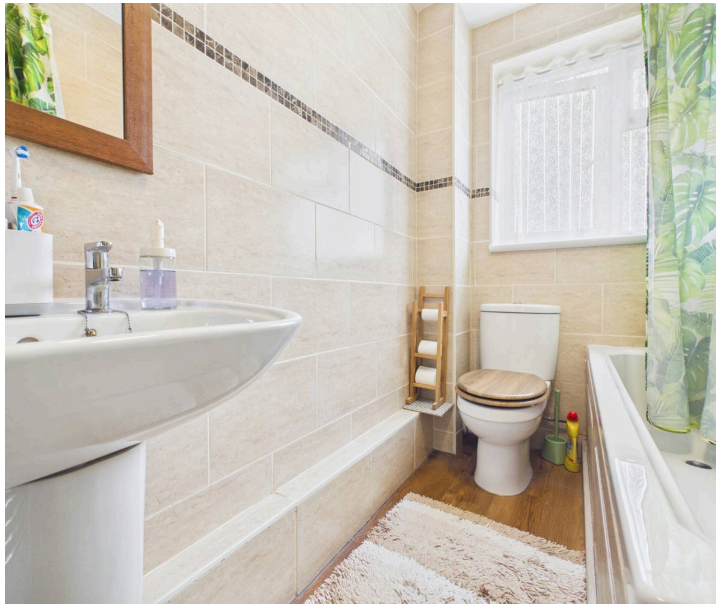
Bedroom 2
10' 7" x 8' 8" (3.23m x 2.64m)

Bedroom 3
10' 7" x 6' 6" (3.23m x 1.98m)

Bathroom
7' 11" x 4' 10" (2.41m x 1.47m)

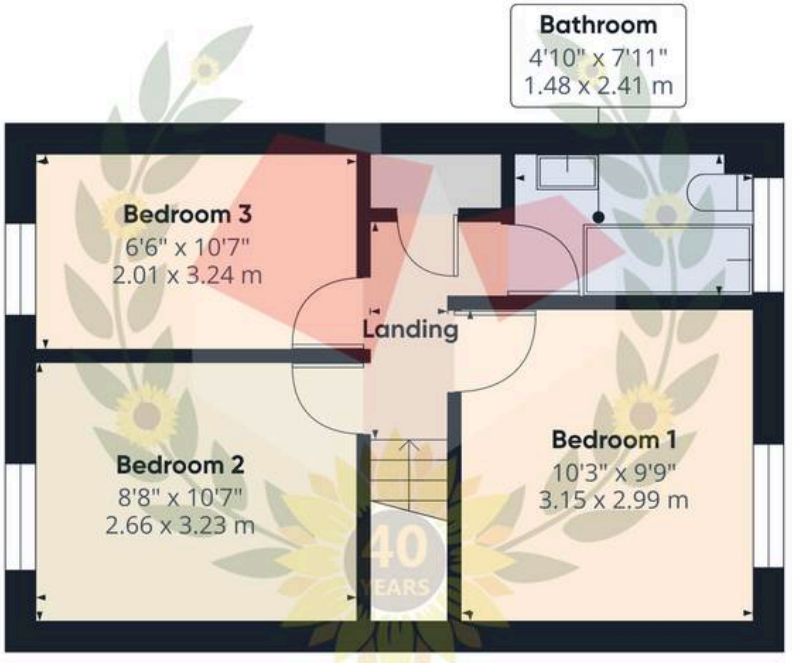








Ground Floor



Floor 1



MICHAEL TUCK in association with Sunflowers

Approximate total area(1)

641 ft²

59.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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